

**Division:** Airport

**Member:** Alex Erskine 828-4966

**Project Name:** Brett Tannenbaum/East Side Village

**Case #:** 72-R-02

**Date:** June 25, 2002

**Comments:**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** Brett Tannenbaum  
East Side Village  
1037 N.E. 17 Way

**Case #:** 72-R-02

**Date:** June 25, 2002

**Comments :**

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. The engineer's paving, grading, and drainage plan shall show sufficient conformance with criteria prior to receiving final DRC authorization. Existing and proposed elevations shall be prepared from a recent topographic survey and adequately demonstrate on site water retention, off site stormwater management, consisting of sufficient regrading of swales or new underground facilities for the adequate management of surface water runoff in accordance with Section 47-25.2 of the ULDR.
3. The Florida Department of Environmental Protection (FDEP) is in the process of initiating a stormwater construction permit program requirement modification for sites which have an area of one (1) acre or more and result in any discharge off site as described in Form FAC 62-621.300(4)(b) Notice of Intent to use Generic Permit for Stormwater Discharge from Construction Activities that Disturb Five or more Acres of Land. Please provide a letter from FDEP prior to final DRC authorization to address whether an NOI is anticipated for this project, for year 2003.
4. Sidewalk shall be provided along all right of way frontage in conformance with Standard City Details and Specifications.
5. All right of way improvements shall be designed and constructed in conformance with City, County, and State specifications as applicable. City adopts County standards for right of way construction and engineer is referred to those minimum standards for conceptual direction. City's Construction Standard and Specifications shall prevail where discrepancies exist.

6. Indicate the width of the existing alley shown on architect's plans. It isn't apparent on any surveys reviewed.
7. Provide letters from Engineering and Utility staff responsible for solid waste and recycling hauling vehicles to ensure adequate serviceability is provided by the internal street network.
8. Indicate minimum 24 ft. dimension for back out parking at areas where it is not clearly apparent such as on ends where additional parking spaces are squeezed into the turning points.
9. The following engineering plans shall be submitted for review and evaluation prior to final DRC authorization:
  - a. Paving and Drainage Plan
  - b. Water and Sewer Plan
  - c. Pavement Marking & Signing Plan
  - d. Details and Specifications Sheet
10. Engineers plans do not sufficiently indicate meter locations in legible type.
11. Engineer plans shall show proposed and existing services and notes to contractor to close corporation stop on all services not used (at main) and cap sewer laterals where not utilized for this project.
12. Cross slopes on streets and parallel parking proposed shall be per FDOT Green Book.
13. Drainage facilities (piping and structures) shall be incorporated for positive drainage system or ex-filtration trench to service all proposed parking areas in public rights of way.
14. Indicate accesses or parking on opposite sides of proposed parking with indication of minimum back out area (roadway width) to support placement of these spaces. These rights of way are restricted currently and it is not obvious that there is sufficient room for this parking as of yet.

**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** East Side Village

**Case #:** 72-R-02

**Date:** 6-25-02

**Comments:**

1. Fire sprinkler system required at permit as per 903.8.2 FBC.
2. Flow test required.
3. Civil plan required showing private fire main and hydrants as per NFPA 24. Also show location of DDC's and FDC's.
4. Hydrant spacing shall comply with ISO requirements.
5. Clearly label fire lane and demonstrate the requirements of 3-5, FFPC.

**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Brett Tannenbaum/East Side Village

**Case #:** 72-R-02

**Date:** June 25, 2002

**Comments:**

No apparent interference will result from this plan at this time.

**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** Brett Tannenbaum/East Side Village

**Case #:** 72-R-02

**Date:** 6/25/02

**Comments:**

1. In the RMM-25 zoning district, 35% of the gross lot square footage to be in landscape area. Provide the calculations that verify this.
2. Provide a standard calculation list (available upon request) to verify that site and Landscape Code requirements are met.
3. Provide the calculations for the "equivalent replacement" (above min. site Code requirements) for the existing trees and palms indicated to be removed.
4. Indicate any utilities that would affect proposed planting (such as overhead power lines) on the Landscape Plan. All planting must be in accordance with FPL guidelines for planting in the vicinity of power lines.
5. Continuous screen (hedge) required where a vehicular use area adjoins an abutting property.
6. Provide the calculations for the tree frontages /street trees to verify that requirements are met.

**Division:** Planning

**Member:** Angela Csinsi  
828-5984

**Project Name:** Brett Tannenbaum/East Side Village

**Case #:** 72-R-02

**Date:** June 25, 2002

**Comments:**

Request: Site Plan Level II for 119 townhouses in RMM-25 zoning district.

1. It is noted that the two requested street vacations on NE 17 Way and NE 17 Terrace have been reviewed by the Property and R-O-W Committee in January 2002. Planning staff recommends revising the plans so that the street vacations will not be necessary as the vacation does not appear to meet the criteria for vacations as listed in the ULDR Sect. 47-24.6.
2. Provide the site plan at a larger scale on two pages for ease of review.
3. Provide a complete, current survey of the entire site area. One half is shown on one sheet while the other sections are provided in loose leaf form.
4. The "existing alley" shown on the site plan is not shown on the survey. Please revise.
5. The proposed fences and walls must comply with ULDR Section 47-19.5. Show dimension between fence and property line along street frontages (2.5' min. is required).
6. Townhouse developments shall comply with ULDR Section 47-18.33. Some of the front façades do not incorporate the 25% additional set back of 5 feet from the rest of the front façade.
7. Provide elevations for each of all building 1 through 21 to ensure compliance with the townhouse regulations.
8. Provide calculations of the various lot square footages and include this information in the site data table. Also provide the proposed and required setbacks in the data table.
9. It is suggested that the applicant lower the proposed height of the buildings. Since the maximum height is 35', providing 34'11" does not leave any room for error in the construction process. If the finished elevation is above 35', then a variance by the Board Of Adjustment would be required to correct this.
10. The proposed side elevations do not meet Sec. 47-18.33.B.5.d, which requires portions of a townhouse structure that exceeds 22 feet to set back a minimum of an additional 1 foot for each foot of height above 22 feet.

11. The off-street parking provided cannot be counted towards the required parking for the townhouse units. A parking reduction may be required if the number of units are not reduced or additional on site spaces are provided.
12. Discuss landscaping with landscape representative. It is suggested that more street trees be provided for added comfort of the residents and to benefit the City's streetscape. Only 11 street trees are proposed for this 4.76-acre site.
13. Provide a copy of the most current recorded plat and amendments, for the proposed site.
14. Show mass outlines, and uses of all adjacent buildings to the site on all plans and elevations.
15. Additional Comments may be forthcoming at DRC meeting.



Division: Police

Member: Detective C. Cleary- Robitaille  
(954) 828-6419

Project Name: East Side Village

Case #: 72-R-02

Date: 6-25-02

**Comments:**

Impact- resistant material should be used on all common first floor glass areas.

How will the recreation area be monitored?

Photo-metrics for the complex should be supplied.

**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Brett Tannenbaum/East Side Village

**Case #:** 72-R-02

**Date:** 6/25/02

**Comments:**

1. Provide a table containing the minimum of two thousand (2,000) square feet of lot area per dwelling unit pursuant to section 47-18.33.B.1.
2. Provide building elevations of all buildings (1-21) with a table indicating the additional five (5) feet setback for twenty-five (25) percent of the façade pursuant to section 47-18.33.B.3.
3. Parking data table includes twenty-eight (28) visitor parking spaces on street in the total parking calculation provided.
4. Provide building height from grade as defined in section 47-2.
5. Provide a setback table of required and provided setbacks.
6. Dimension fence setbacks where the property abuts a street pursuant to section 47-19.5. A minimum of thirty (30) inches required for residential properties.
7. When any portion of a townhouse structure exceeds twenty-two (22) feet in height, that portion shall be setback a minimum of an additional foot for each additional foot of height above twenty-two (22) feet pursuant to section 47-18.33.5.d (Apply to side yards only).
8. Provide a survey of the entire development site.
9. Pursuant to section 47-18.33.B.5 a five (5) foot pedestrian easement shall be provide for the each townhouse group along the front, sides and rear yard not abutting a public street. The easement plan indicates some three (3) foot easements.
10. Additional comments may be forthcoming at DRC meeting.